

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEa No.: **13861**  
 MEPA Analyst: **Bill GAGE**  
 Phone: 617-626-**1025**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Spaulding Rehabilitation Hospital		
Street: Parcel 6 on Sixteenth Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 42 22'42.97" N	
UTM (Zone 19) 331309, 4693847	Longitude: 71 2'56.59" W	
Estimated commencement date: 4 <sup>th</sup> quarter 2007	Estimated completion date: 4 <sup>th</sup> quarter 2009	
Approximate cost: \$100 million	Status of project design: 25 % complete	
Proponent: Spaulding Rehabilitation Hospital Corporation ("SRH" or "Spaulding")		
Street: 125 Nashua Street		
Municipality: Boston	State: MA	Zip Code: 02114
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katherine Fuller		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: kfuller@epsilonassociates.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 13009)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

It is anticipated that HEFA funding will be utilized. The Project does not involve a land transfer from a state agency but does involve a transfer of a property interest from the Boston Redevelopment Authority (BRA) to the proponent. The property is subject to a land disposition agreement (LDA) with the BRA acting pursuant to 121A.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify\* \_\_\_\_\_ )  No

\*Coordinated review is requested with the Boston Redevelopment Authority, Article 80 of the Boston Zoning Code and with the Department of Environmental Protection per 310 CMR 9.11(2)(b)(4).

List Local or Federal Permits and Approvals: U.S. Environmental Protection Agency - NPDES Permit (Construction Activity of More than One Acre, Including Permit for Construction Dewatering); U.S. Army Corps of Engineers - Programmatic General Permit for Section 10 of the River and Harbors Act and Section 404 of the Clean Water Act; Boston Redevelopment Authority - Article 80 Large Project Review and related documents, Article 80 Institutional Master Plan Review/Rezoning, Other review and approval as necessary; Boston Civic Design Commission - Design review; Boston Transportation Department - Transportation Access Plan Agreement, Construction Management Plan; Boston Landmarks Commission - Review; Boston Water and Sewer Commission - Water and sewer connection permits, Site Plan Review, Construction Dewatering permit; Boston Conservation Commission - Order of Conditions; Boston Zoning Commission - Institutional Master Plan approval/Rezoning; Inspectional Services Department - Building and occupancy permits; Public Improvement Commission - Approval of any impacts to public ways, including specific repair plans and licenses/discontinuances; Public Works Department - Curb cut permit, Street and sidewalk opening permits; Public Safety Commission - Permit to erect and maintain parking garage; Joint Committee on Licenses - Flammable storage license

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation                   |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DPH: <i>Determination of Need</i> DEP Div. of Air Quality – <i>Non Major Comprehensive Plan Approval</i> MHC: <i>Chapter 254 Review</i> CZM: <i>CZM Review</i>
Total site acreage	3.02			
New acres of land altered		+ 3.02		
Acres of impervious area	0.49	+ 1.77	2.26	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		TBD (pile repair)		
Acres of new non-water dependent use of tidelands or waterways		+ 1.49		
<b>STRUCTURES</b>				
Gross square footage	0	+ 240,000	240,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	+ 110*	110*	

\* The Project is 110 feet to the top of occupied space as defined by the Boston Zoning Code.

TRANSPORTATION			
Vehicle trips per day	0	+ 1,772	1,772
Parking spaces	0	+ 300	300
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	+ 33,000	33,000
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	0	+ 30,000	30,000
Length of water/sewer mains (in miles)	N/A	N/A	N/A

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify: Boston Naval Shipyard National Historic Landmark)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

### *Project Site and Project*

The proponent, Spaulding Rehabilitation Hospital Corporation ("SRH" or "Spaulding"), is one of the largest comprehensive rehabilitation facilities in the United States and the region's largest rehabilitation facility. Currently, SRH operates 196 beds (181 at the main campus and 15 at Massachusetts Eye and Ear Infirmary). Based on analysis and careful consideration of the hospital's mission, SRH is converting from a Long Term Acute Care (LTAC) and rehabilitation hospital to an Inpatient Rehabilitation Facility (IRF) that provides rehabilitation services only.<sup>1</sup>

Currently, SRH's main campus is located on Nashua Street in Boston, near the TD Banknorth Garden and near Massachusetts General Hospital. The current SRH facility at 125 Nashua Street is nearing the end of its useful life due to the age of the building, infeasibility for infrastructure upgrades, and SRH's decision to convert to an IRF. For SRH to continue to provide world-class care, the Hospital needs a new facility. SRH is proposing to relocate its main campus from its current location at 125 Nashua Street to Parcel 6 of the Yard's End of the Charlestown Navy Yard. This opportunity will allow the Hospital to continue its mission in a new state-of-the-art rehabilitation facility.

The new 150-bed facility will consist of approximately 240,000 square feet and include all private rooms, state-of-the-art gymnasiums and therapy rooms, an aquatic center, research space, and multi purpose conference and meeting space (the "Project"). Additionally, the new facility will include approximately 300 underground parking spaces, an outpatient clinic, interior ground-floor community-use space, Harborwalk, and exterior public open space.

### *Project Alternatives*

SRH evaluated the potential for renovation of its existing building located at 125 Nashua Street in Boston. The limitations of the building were substantial enough to require a complete shut down of operations for a significant period of time if renovation were to be an option. Given the need for rehabilitative care, teaching and research that Spaulding is known for, closing the hospital even for a temporary period posed insurmountable challenges. By building on a new site, the current hospital can operate and serve patients until the new building is completed. Further evaluation indicated that low floor-to-ceiling heights and constraints of the existing building infrastructure effectively precluded any opportunity of remaining in the current building.

As part of the ongoing MEPA environmental review and Boston Redevelopment Authority review under Article 80 Large Project Review, the proponent will prepare a detailed analysis of transportation impacts. The study will describe the transportation-related components of the Project and adhere to the Boston Transportation Department ("BTD") Transportation Access Plan Guidelines and Article 80 development review process. The transportation study will include an evaluation of existing site conditions, including parking demand, trip generation, transit proximity, pedestrian circulation, loading operations, and the estimated demand forecasts and changes to transportation facilities that result from the Project (including detailed information on the Project parking, valet, and service/loading operations).

Transportation demand management (TDM) is an important part of everyday operations at SRH. SRH is planning to continue to provide the TDM services when relocated to the new site. As the Project proceeds, SRH administration will work to identify additional measures to provide transportation alternatives.

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<sup>1</sup> Medicare provider status change from LTAC to IRF will be effective October 1, 2006.

The Project site lies within the jurisdiction of the DEP Chapter 91 Waterways Program. It is anticipated that the Project will comply with regulations of the Chapter 91 Waterways Program as modified by legislation. Additional information on compliance with Chapter 91 will be provided in the DEIR/DPIR.

### *Mitigation and Benefits*

At the existing SRH location, proximity of the North Station MBTA Station to the SRH campus makes transit an attractive mode choice for employees, patients and visitors. Currently, SRH has the following TDM measure in place:

- ◆ MBTA transit passes for employees are subsidized at a 25% discount,
- ◆ Transit information is located at the SRH lobby,
- ◆ The site is well served by the Partners Shuttle with connections to North Station and off-site parking,
- ◆ Carpool and ride-sharing information is made available to staff (and at [www.commute.com](http://www.commute.com)),
- ◆ SRH encourages use of bicycles by providing racks as well as shower and locker facilities, and
- ◆ Employees are provided information on their transportation options at orientation

As described above, SRH intends to maintain its existing TDM measures when relocated to the CNY and will identify potential new measures as needed.

It is anticipated that the Project will comply with regulations of the Chapter 91 Waterways Program as modified by legislation. The development of Parcel 6 for the proposed SRH will result in the extension of the City of Boston Harborwalk along the seaward edge of the site, and the creation of over an acre of open space, including public accessways from Sixteenth Street to the water's edge on a site that currently has no public access. SRH also intends to continue its Charles H. Weingarten Adaptive Sports and Recreation Program at the CNY site. The Project will also introduce a number of facilities of public accommodation to a site that currently has none. These areas available for use by the public include multi purpose conference and meeting space, lobby space with restrooms, a cafeteria and an indoor Aquatic Center and therapeutic swimming pool with evening programs for community residents.

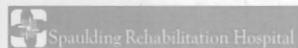
Based on initial investigations and consultations with the appropriate agencies and utility companies, the existing infrastructure systems appear to be able to accept the incremental increase in demand associated with the development and operation of the Project.

In addition to the mitigation and benefits described above and SRH's community outreach activities, educational training programs, and community partnerships, the Hospital offers numerous mitigation measures and public benefits to the Charlestown Navy Yard, the City of Boston and the Greater Boston Region, including:

- ◆ SRH intends to continue to provide access to outdoor space through the Charles H. Weingarten Adaptive Sports and Recreation Program.
- ◆ SRH will complete the Harborwalk along the shoreline of the Project site, and will create additional areas of on-site public open space. The new Harborwalk and additional open space will benefit the public as well as patients, family and visitors of SRH.
- ◆ Partners HealthCare, through its member institutions, is the third highest contributor to the City of Boston's Payment in Lieu of Taxes (PILOT) program. SRH contributes to the PILOT program currently and will continue to do so when relocated to the new campus at Charlestown Navy Yard.
- ◆ The construction of the new SRH will contribute directly to the economy by providing numerous construction employment opportunities. Approximately 275 construction jobs are anticipated during the construction period.
- ◆ Although the total number of jobs at the new hospital is not finalized, it is anticipated that approximately 850 permanent jobs will be located at the new campus.
- ◆ SRH will make a housing linkage contribution to the Neighborhood Housing Trust and jobs linkage contribution to the Neighborhood Jobs Trust as required for the Project under the Boston Zoning Code.



Figure 1  
USGS Locus Map



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